

Rental Housing Standards Code

ART. III., Section 4-30 to 4-83 of Killingly Code of Ordinances

Objective

The code is intended to provide minimum and uniform standards governing the condition, occupancy, and maintenance of occupied and unoccupied premises(s) and establish reasonable safeguards for the health, safety and welfare of the occupants and users of said premises.

Landlord/Property Registration

“Any individual owner of an existing occupied or vacant residential rental housing unit shall be required to file and maintain on file the current residential address (include telephone number and email) of the owner of such property in the Building Safety and Inspections Office of the Town of Killingly” (Section 4-80)

“Any other owner, such as a corporation, partnership, trust or other legal recognized entity, shall file and maintain on file the current residential address (include telephone number and email) of the agent in charge of the building in the Building Safety and Inspections Office of the Town of Killingly” (Section 4-80)

If such residential address changes, notice of the new residential address shall be provided by such owner or agent in charge of the building to the Building Safety and Inspections Office of the Town of Killingly **not more than 21 days after the date that the address (ownership, or agent) change occurred.** (Section 4-80)

Vacant Apartment Inspection

The Town of Killingly has an Ordinance called the Rental Housing Standards Code. This code is intended to provide a minimum and uniform standards governing the condition, occupancy and maintenance of occupied and unoccupied premise and establish reasonable safeguards for the health, safety and welfare of the occupants and user of said premises.

Section 4-39 states, No rental unit, once vacated, shall be reoccupied before the owner of the building obtains from the Killingly Building Official or his designee a “Permit for Rental Dwelling Unit Occupancy” for that particular unit. The owner of the rental unit shall contact the Building Safety and Inspections Office and request an inspection of the vacant unit.

The following areas will be inspected:

- **Premises** – Sec 4-40 to 42
- **Food Storage / Prep** – Sec 4-42 & 43
- **Means of Egress/Security** – Sec 4-44 & 45
- **Emergency Escape** – Sec 4-46
- **Smoke/CO Detectors** – Sec 4-48
- **Exterior Surfaces** – Sec 4-50
- **Stairway/Handrail/Guardrail** – Sec 4-51
- **Roofs & Drainage** – Sec 4-52
- **Chimney, Flues & Venting** – Sec 4-53
- **Interior Space Use** – Sec 4-56 to 59
- **Lighting & Ventilation** – Sec 4-57 to 59
- **Windows/Doors/Screens** – Sec 4-60 & 61
- **Electrical** – Sec 4-62 to 64
- **Heating/Hot Water Equipment** – Sec 4-65
- **Plumbing Facilities** – Sec 4-66 to 71
- **Water Drainage** – Sec 4-72
- **Construct. Maintenance** – Sec 4-49 to 73

How the Program Works

1) Property owners (landlords) are required to register (each individual property they own) with the Building Safety and Inspections Office.

2) That registration must include the following: a) property owner’s name; b) property owner’s address; c) property owner’s telephone number (where they can be reached 24 hours a day); d) property owner’s email address; and e) the address of the rental unit / apartment unit(s).

3) Each address the property owner has must be registered.

4) Property owners are charged a \$25.00 fee per each individual rental unit and/or apartment unit inspected.

5) The inspectors will inspect the unit including both the interior and the exterior.

6) If the unit does not have any violations, the inspector will provide the owner with an approved inspection checklist.

7) If the unit does contain violations, the inspector will give the property owner a list of items to be corrected and a time frame with which to bring the unit into compliance.

8) Should the owner fail or refuse to make repairs or other corrective action, the Building Official, by or through his agents, has the authority to undertake such repairs.

9) If the Building Official, by or through his agents, does take corrective actions to repair, the owner of the property is responsible for the costs of the repairs. A lien may be placed upon the property to ensure the Town is reimbursed for the costs.

10) The owner will then be subject to a formal enforcement action and any penalties arising therefrom.

The Most Common Examples of Violations That Are Easily Repaired

- 1) Inoperable or missing CO/Smoke Detectors
- 2) Infestation of insects, vermin, or rodents
- 3) Deteriorated or ineffective waterproofing of walls, foundations, or floors
- 4) Split, buckling or sagging roofs, ceilings and supports
- 5) Door aisles, passageways, or stairways not of sufficient width or size
- 6) Unsightly, deteriorated outbuildings or other structures
- 7) Any building is disrepair that constitutes a public nuisance
- 8) Structures in need of painting
- 9) Extensive garbage and/or waste products throughout the structure or surrounding yard
- 10) Broken doors or windows
- 11) Broken handrails, stairs, and porch railings

Most Asked Questions

Q. How Often Must I Get the Unit Inspected? Isn't Once Enough?

A. Rental Units / Apartment Units are required to be inspected every time they are vacant before a new tenant moves into the unit. (Section 4-39)

Q. I have a "seasonal dwelling unit" – does that have to be inspected?

A. Yes, seasonal dwelling units shall be inspected annually prior to the rental season; and after the rental unit has been vacated and cleaned, the property owner shall contact the Building Safety and Inspection Office and request an inspection of the vacant unit. (Section 4-39)

Q. Why do we need to even have an inspection?

A. The inspection is required to verify that the rental unit complies with the Rental Housing Standards Code contained in the Killingly Code of Ordinances, at the time of inspection, and prior to a new tenant moving in.

Q. Can I get a copy of the Rental Housing Standards Code?

A. Yes, copies of the Rental Housing Standards Code can be obtained through the Building Safety and Inspections Office; or you can download a copy of the code off the Town Website. The code is Article III, Section 4-30 to and including Section 4-83 of the Killingly Code of Ordinances.

Q. The Fire Marshal just did an inspection – why do I need another one?

A. The Fire Marshal's Office inspects the common areas of the complete structure, while the Building Official inspects the individual units.

If you have any further questions, please feel free to contact the Building Safety and Inspections Office.

TOWN OF KILLINGLY **Building Safety and Inspections Office**

Landlord Registration And Apartment Inspections Under the Town of Killingly's Rental Housing Standards Code



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